095.0	0002	0017.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,422,400 / 1,422,400
					USE VALUE:	1,422,400 / 1,422,400
					ASSESSED:	1,422,400 / 1,422,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TEUBER ANDREAS
Owner 2:	
Owner 3:	
Street 1:	215 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TEUBER MARIANNE&CHRISTOPHER -
Owner 2:	TRS/215 CROSBY STREET TR -
Street 1:	215 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 36,854 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1820, having primarily Clapboard Exterior and 2954 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	36854.000	377,600		1,044,800	1,422,400
Total Card	0.846	377,600		1,044,800	1,422,400
Total Parcel	0.846	377,600		1,044,800	1,422,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.52 | /Parcel: 481.5

Legal Description

User Acct 62283

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 11/09/18

!7802!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0002-0017.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	377,700	0	36,854.	1,044,800	1,422,500	1,422,500	Year End Roll	12/18/2019
2019	101	FV	389,900	0	36,854.	1,044,800	1,434,700	1,434,700	Year End Roll	1/3/2019
2018	101	FV	389,900	0	36,854.	895,600	1,285,500	1,285,500	Year End Roll	12/20/2017
2017	101	FV	389,900	0	36,854.	835,800	1,225,700	1,225,700	Year End Roll	1/3/2017
2016	101	FV	389,900	0	36,854.	716,400	1,106,300	1,106,300	Year End	1/4/2016
2015	101	FV	380,500	0	36,854.	641,800	1,022,300	1,022,300	Year End Roll	12/11/2014
2014	101	FV	380,500	0	36,854.	594,000	974,500	974,500	Year End Roll	12/16/2013
2013	101	FV	380,500	0	36,854.	566,400	946,900	946,900		12/13/2012

PRINT

Date	Time
12/10/20	22:24:34

LAST REV

Date	Time
06/21/19	10:50:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7802

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TEUBER MARIANNE	50479-312		12/17/2007		784,225	No	No		
TEUBER MARIANNE	30392-115		7/6/1999	Convenience		No	No	4	
	13888-588		3/6/1980			No	No		N

USER DEFINED

Prior Id # 1:	62283
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
4/14/2009	Meas/Inspect	163	PATRIOT
11/18/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Measured	263	PATRIOT
7/25/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		36854		Sq. Ft.	Site		0	70.	0.41	4			Shape	-10	Topo	-10			1,044,811						1,044,800	

Total AC/HA: 0.84605 | Total SF/SM: 36854 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 1,044,811 | Spl Credit | Total: 1,044,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1820	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	48.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	48.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00545025
Const Adj.:	0.98990101
Adj $ / SQ:	124.412
Other Features:	102531
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	727485
Depreciation:	349920
Depreciated Total:	377565

COMMENTS

CHK COND 1/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

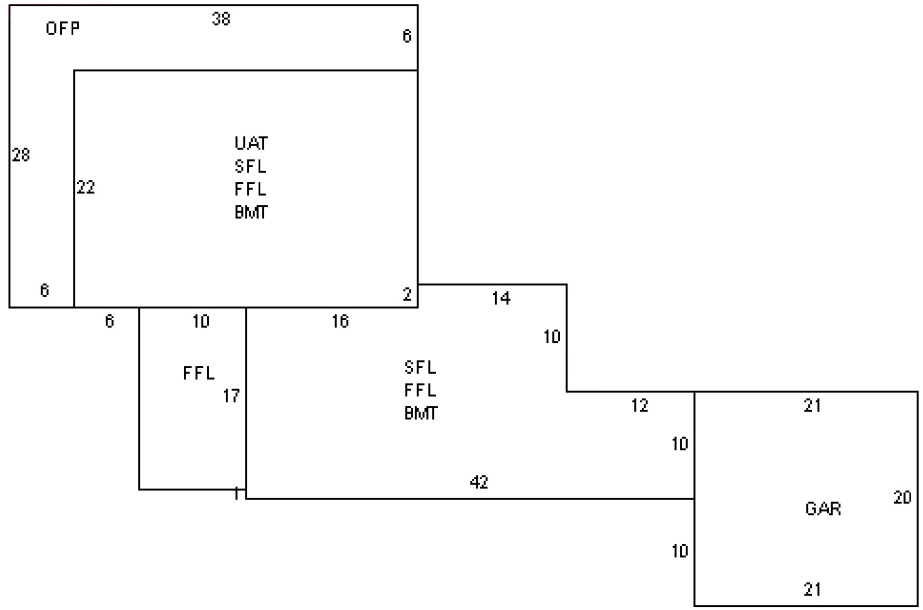
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.47
Special Features:	0	Val/Su Net:	71.22
Final Total:	377600	Val/Su SzAd	127.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,562	124.410	194,332
BMT	Basement	1,392	37.320	51,954
SFL	Second Floor	1,392	124.410	173,182
GAR	Garage	420	20.740	8,711
OFP	Open Porch	360	20.870	7,513
UAT	Upper Attic	176	49.760	8,759

Net Sketched Area:	5,302			Total:	444,451
Size Ad	2954	Gross Are	5830	FinArea	2954

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

095.0-0002-0017.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	